

# S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category M-NCPPC  
Agency M-NCPPC  
Planning Area Germantown  
Relocation Impact None

Date Last Modified  
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Required Adequate Public Facility

January 8, 2002  
23-43 (01 App)  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	927	730	96	101	0	64	37	0	0	0	0
Land											
Site Improvements and Utilities	3,307	2,899	408	0	0	0	0	0	0	0	0
Construction	5,585	5,585	0	0	0	0	0	0	0	0	0
Other											
Total	9,819	9,214	504	101	0	64	37	0	0	0	0

## FUNDING SCHEDULE (\$000)

PAYGO	8,564	8,564	0	0	0	0	0	0	0	0	0
G.O. Bonds	605	0	504	101	0	64	37	0	0	0	0
Contributions	275	275	0	0	0	0	0	0	0	0	0
Current Revenue: General	100	100	0	0	0	0	0	0	0	0	0
Revenue Authority	275	275	0	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Program-Other				0	0	0	0	0	0	0	0
Net Impact				0	0	0	0	0	0	0	0
Workyears				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

## DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is \$24,574,183 as detailed in this PDF. Funds appropriated for expenditure by M-NCPPC (\$9,819,000) are shown in the expenditure and appropriation schedules of this PDF. The remaining funds (\$14,755,183) will be spent by Maryland Soccer Foundation, Inc. and are detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority contributed \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. In addition, M-NCPPC is building pads for both facilities using funds contributed by the Revenue Authority (\$83,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$83,000).

## PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project/construction oversight.

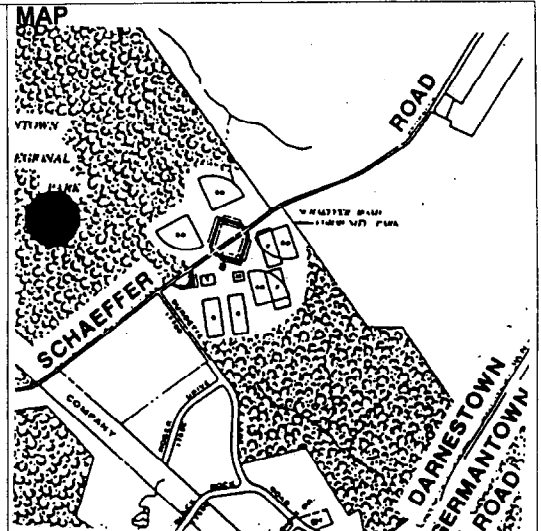
## PHASED DEVELOPMENT PLAN:

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
Initial Cost Estimate		8,785
First Cost Estimate		
Current Scope	FY01	9,814
Last FY's Cost Estimate		9,814
Present Cost Estimate		9,819
Appropriation Request	FY03	0
Appropriation Req. Est.	FY04	64
Supplemental Approp. Req.	FY02	0
Transfer		0
Cumulative Appropriation		9,718
Expenditures/Encumbrances		9,428
Unencumbered Balance		290
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

### COORDINATION

Maryland Soccer Foundation, Inc. (MSF)  
Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF #500022  
Washington Suburban Sanitary Commission  
State of Maryland  
Acquisition: Regional Recreational Park PDF #768830  
ALARF: M-NCPPC (PDF #727007)  
Montgomery County Department of Recreation  
S. Germantown Recreational Park:  
Non-SoccerPlex Fac. (PDF #998729), formerly called South Germantown Recreational Park PDF  
Germantown Indoor Swim Center (PDF #003901)



The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-01. PHASE 1. Public funding in Phase 1 will include a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase 1 will provide construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

Phase 1 cannot open until the following three road improvements are complete: (1) widening of the existing two lanes of Schaeffer Road from Richter Farm Road to the spine road in the Park (two additional lanes are proposed to be added before Phase 2 opens, but these two additional lanes are not needed for Phase 1); (2) completion of the spine road; and (3) completion of Richter Farm Road between MD 118 and Schaeffer Road. However, prior to December 1, 2000, Phase 1 can open without completion of the spine road if M-NCPPC and Maryland Soccer Foundation provide traffic measures to accommodate anticipated traffic coming to the Soccerplex during this time period.

FY02-03. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex, construction of one M-NCPPC managed softball field, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking; private funding will pay for construction of the soccer fields (including irrigation) and the softball field. Construction of Phase 2 will require approval by the County Council. Phase 2 will be presented to the County Council only after completion of, at least, one operating season after the opening of the Phase 1.

FY04-05. PHASE 3. Phase 3 will include the addition of 2 soccer fields within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, subject to environmental constraints, environmental impacts, and community impacts. Private funding will pay for all work in Phase 3 with the exception of paved paths, which will be funded publicly. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

#### **PLANNED RECREATION FACILITIES:**

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

#### **MANAGEMENT:**

The details for the management of this facility will be made part of the lease agreement between M-NCPPC and Maryland Soccer Foundation, Inc. (MSF). In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

#### **Specific Data**

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

#### **Cost Change**

Inflation

#### **STATUS**

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF #998729, South Germantown Recreational Park: Non-Soccerplex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the

intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

PHASE	PRIVATE FUNDS	PUBLIC FUNDS	TOTAL
One	\$13,750,334	\$9,428,000	\$23,178,334
Two	617,567	290,000	907,567
Three	387,282	101,000	488,282
TOTAL	\$14,755,183	\$9,819,000	\$24,574,183

The FY99-04 CIP, adopted in May 1998, provided \$100,000 in FY99 for facility planning. This revised PDF includes a requested FY99 supplemental to permit construction of a relocated model airpark (\$80,000 in FY99 and \$120,000 in FY00), construction of a relocated baseball field from north of Schaeffer Road to south of Schaeffer Road (\$10,000 in FY99), the M-NCPPC share of Phase 1 design and supervision needed to keep the project on schedule (\$328,000 in FY99), and the project/construction oversight (\$50,000 in FY99, \$200,000 in FY00, and \$50,000 in FY01). FY00 appropriation funds the remainder of Phase 1. The FY01 supplemental request funds additional costs required to "build-out" improvements south of Schaeffer Road and to provide stormwater management associated with construction of the indoor aquatic center and the indoor racquet center.

#### OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses.